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Appendix A: Tables

Table 1, Population Estimates and Projections, 1960-2000

Year	City*	Outside City Within UGB**	Total
1960	1,614	--	--
1970	2,373	--	--
1980	3,320	809	4,129
1985	3,925	902	4,827
1990	4,640	1,006	5,646
1995	5,484	1,122	6,606
2000	6,481	1,251	7,732

* The projection assumes an annual growth rate of 3.4 percent compounded from 1980 which is the annual average rate for the City from 1970 to 1980.

** The projection assumes an annual growth rate of 2.2 percent compounded from 1980 which is the annual average rate for the balance of the Junction City Census County Division

Source: 1960, 1970, and 1980 Census and L-COG projections

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Table 2, Dwelling Unit Projections, Year 2000

1.	Assume 2000 projection	7,732
2.	Subtract group quarters (175)	7,557
3.	Average household size (persons per household)	2.35
4.	Projected households (#2 divided by #3)	3,216

4. Projected Households (#2 divided by #3)	3,210
5. Vacancy (#4 x .03)	96
6. Total Projected Housing Units	3,312
7. Existing Structure Type (1980)	

	City		Outside City Within UGB		Total	
	#	%	#	%	#	%
Single family	921	66	194	64	1,115	66
Duplex	96	7	10	3	106	6
Multi-Family	302	22	8	3	310	18
Mobile Home	<u>72</u>	<u>5</u>	<u>93</u>	<u>30</u>	<u>165</u>	<u>10</u>
Totals:	1,391	100	305	100	1,696	100

8. Projected Demand for New Construction (UGB)

	#	%
Single family	1,066	55
Duplex	136	7
Multi-Family	460	24
Mobile Home	<u>259</u>	<u>14</u>
Totals:	1,921	100

9. Projected Type (2000)

	#	%
Single family	1,987	60
Duplex	232	7
Multi-Family	762	23
Mobile Home	<u>331</u>	<u>10</u>
Totals:	3,312	100

Source: Census data, L-COG Geographic Base File, and L-COG projections

[Back to top](#)**Table 3, Housing Supply by Structure Type, 1970 and 1980**

	1970		1980		1970-1980 Change	
	#	%	#	%	#	%
Single family	651	74	921	66	270	53
Multi-Family*	210	24	398	29	188	37

Mobile Home	<u>20</u>	<u>2</u>	<u>72</u>	<u>5</u>	<u>52</u>	<u>10</u>
Totals:	881	100	1,391	100	510	100

* Includes duplexes, which were not counted separately in 1970 Census. In 1980, Junction City's 96 duplex units constitute 24 percent of the multi-family units and seven percent of the total housing supply.

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Table 4, Net Density by Structure Type and Zoning Categories, 1980

Structure Type	R1	R2	MHP
Single Family	5.8	7.1	--
Duplex	13.0	--	--
Multi-Family	18.3	13.6	--
Mobile Home	--	--	5.0

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Table 5, Distribution of Dwelling Units by Structure Type and Density, 1980

Structure Type	Low*	Density (Percent) Medium**	Total
Single Family	81	19	100
Duplex	0	100	100
Multi-Family	0	100	100
Mobile Home	77	23	100

* Low density: less than 6 dwelling units per acre.

** Medium density: 6 or more dwelling units per acre.

Sources: 1970 Census and L-COG Geographic Base File, January, 1980.

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Table 6, Junction City Land Use, 1980

Acreage

Land Use	City(1)	UGB(2)	Total
Residential:			
Single Family			
Duplex	147	116	
Multi-Family	6	1	
Mobile Home (parks)	13	--	
Mobile Home (single)	9	15	
Group Quarters	(See *)		
	2	--	
Total:	177	141	318
Commercial:			
Retail			
Service	21	3	
Recreation	16	5	
	3	(See *)	
Total:	40	8	48
Industrial:			
Manufacturing			
TCU(3)	60	63	
Wholesale	4	0	
	1	1	
Total:	65	64	129
Quasi-Public:			
Church			
Civic, Fraternal	9	--	
	1	4	
Total:	13	4	17
Public:			
Government			
Schools	2	--	
Parks	59	--	
Utilities	12	--	
	1	78	
Total:	74	78	152
Transportation:			
Rights of Way			
Streets, Roads, Parking	180	--	
	25	80	
Total:	205	80	285
Vacant	83	92	175

Agriculture	24	784	808
Water (ponds and drainageways)	7	1	8
Grand Total:	<hr/> 688	<hr/> 1,252	<hr/> 1,940

¹ Excludes incorporated land that is outside the Urban Growth Boundary.

² Within Urban Growth Boundary, outside City Limits.

³ Transportation, communication, and utilities.

* Less than .5 acre.

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Table 7, Vacant and Agricultural Land by Plan Designation and Ownership, 1980 (*)

Plan Designation	City Limits		Urban Growth Boundary		Total		
	Private	Public	Private	Public	Private	Public	Total
Residential							
Low Density	60	8	234	0	294	8	302
Medium Density	12	0	0	0	8	0	12
Comercial/ Residential	2	0	0	0	2	0	2
Comercial	15	0	18	0	33	0	33
Industrial	6	0	172	0	178	0	178
Technology	0	0	325	0	325	0	325
Public	0	2	0	40	0	42	42
Parks	0	0	0	0	0	0	0
Totals:	95	10	749	40	844	50	894

* Excludes 94 acres of vacant agricultural land within the City Limits and outside the Urban Growth Boundary.

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Table 8, Vacant and Agricultural Land by Zoning District, 1980 (*)

[Note: Zoning designations have changed since 1980]

Zoning	District	Private	Public	Total
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City Limits:

RA	Outer Residential	25	0	25
R-1	Single Family	42	8	50
R-2	Multi-Family	12	0	12
CR	Commercial Residential	5	0	5
C2P	Commercial	10	0	10
C2	Central Business	(**)	0	(**)
M1	Light Industrial	8	0	8
M2	Heavy Industrial	2	0	2
PL	Public Land	0	2	2
Sub Total		104	10	114

Urban Growth Boundary:

RR	Rural Residential	173	0	173
C2	Neighborhood Commercial	2	0	2
M2	Light Industrial	159	0	159
EPU	Exclusive Farm Use	461	40	501
Sub Total		836	40	876
Grand Total		849	50	897

* Excludes 94 acres of vacant industrially zoned land within the City Limits and outside the Urban Growth Boundary.

** Less than .5 acre.

Note: Junction City has no vacant and/or agricultural land in the following zoning categories: Professional Technical (PT), Agricultural (AG), Neighborhood Business (C-1), and Mobile Home Park (MHP).

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Appendix B: Meeting Low Income and Regional Needs for Housing

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1. Introduction

The housing projections take into account the needs of low income households and of the regional population. A discussion of the city's role in meeting these needs follows.

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2. Low Income Needs

The plan addresses the needs of lower income households by projecting an assortment of structure types in a variety of locations. Older single family units, modular homes, mobile homes, and multi-family units are expected to be affordable to lower income households. The diverse locations of the plans residential designations provide broad geographic choice.

The L-COG 1976 Housing Survey indicates that about 56 percent of Junction City households were defined as low income (earning less than 80 percent of the area's median income). The low income households surveyed lived in the following structure types:

Low Income Households by Structure Type 1976

Low income households by Structure type, 1970**Structure Type Percent**

Single Family	69
Duplex	6
Multi-Family	22
Mobile Home	<u>3</u>
Total:	100

When compared with 1980 data that depict Junction City's housing supply, it appears the City's low income households live in units that differ from the available supply. Specifically, low income households are more likely to live in mobile homes.

Low Income Households by Structure Type, 1980 and 2000**Structure Type Percent**

	1980	2000
Single Family	66	60
Duplex	7	7
Multi-Family	22	23
Mobile Home	<u>5</u>	<u>10</u>
Total:	100	100

Mobile homes are slated to double their share of Junction City's housing supply by the year 2000. The relative increase of mobile homes and multi-family units will expand the availability of lower cost units.

Older duplexes and single family units will also provide housing for lower income persons. By the year 2000, 46 percent of Junction City's single family units and 42 percent of its duplexes will be at least 20 years old.

Modular housing will provide home ownership opportunities for some households that cannot afford conventional single family housing. Modular units are assembled in parts or panels, transported to dwelling sites and are placed on a continuous foundation. Mobile homes are not included in this definition. The Comprehensive Plan encourages modular units by permitting them in all residentially zoned lots within the City Limits.

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3. Regional Needs

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Junction City's housing units help meet regional housing needs as well as local housing needs. Evidence is provided by data that describe where Junction City residents work. The 1970 Census reported that 60 percent of the City's labor force worked outside of the City. Most of those were employed within the Eugene-Springfield area. A 1981 survey by L-COG reiterated the Census results of 11 years earlier. The data imply that many Junction City households have chosen housing from a regional market that includes the metropolitan area.

Junction City's projected housing supply is based on past trends. Therefore, to the extent that regional housing demand has affected the housing supply in the past, so does it affect the projected supply.

Junction City will continue to address regional housing needs by providing a structure type variety similar to that found in the metropolitan area and low cost housing opportunities.

Structure Type Variety

Junction City offers a structure type variety that is surprisingly consistent with that offered in the metropolitan area. The following table shows similarities.

**Dwelling Units by Structure Type,
Junction City and Metropolitan Area**

Structure Type	Junction City 1980	Metropolitan Area 1977
Single Family	66	63

Single Family	55	55
Duplex	7	9
Multi-Family	22	22
Mobile Home	<u>5</u>	<u>6</u>
Total:	100	100

Projections indicate that Junction City and the metropolitan area will continue to offer a similar combination of structure types. The following table presents the proportion of structure types projected in 2000.

**Projected Dwelling Units by Structure Type,
Junction City and Metropolitan Area**

Structure Type	Junction City 2000	Metropolitan Area 2000
Single Family	60	54
Duplex	7	9
Multi-Family	23	31
Mobile Home	<u>10</u>	<u>6</u>
Total:	100	100

Each area is projected to reduce the overall percentage of single family housing. Both will provide over 30 percent multi-family and mobile home units. However, the metro area will increase its percentage of multi-family units, while Junction City will emphasize mobile homes. The varied emphasis will result in an even larger housing selection.

Low Income Housing

Junction City will continue to offer lower cost housing to meet regional as well as local needs. In addition to providing structure type variety, Junction City also offers subsidized housing. Four apartment buildings, including a total of 112 units, offer subsidized housing for low income senior citizens and the disabled. The city continues to encourage construction of subsidized housing through its participation in the Areawide Housing Opportunity Plan (AHOP). The AHOP sets goals for production of assisted housing during a three year period. In the current AHOP period (July 1, 1979 through June 30, 1982), development in Junction City contributed five percent of all new rental units in Lane County. This is significant, as the city's population comprises only one percent of Lane County's population.